



\$400,000

6110 SHOREBIRD BRANCH, LAND O LAKES, FL, US, 34638

<https://livefabuloso.com>

Scenic POND VIEW! Welcome to this charming 2 bed + Den - 2 bath - 2 car home thoughtfully designed [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2083 sq ft



Basics

Status: Active

Date added: Added 7 months ago

MlsStatus: Active

Interior



Bedrooms: 2 beds

Rooms Total: 7

Cooling: Central Air

Flooring: Carpet, Tile

Interior Features: Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Pets Allowed: Cats OK, Dogs OK, Yes

Bathrooms: 2 baths

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Area: 2083 sq ft

FireplaceYN: false

Exterior & Property Details

ParkingFeatures: Driveway, Garage Door Opener

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Irrigation System, Lighting, Sidewalk

PoolPrivateYN: false

Has Waterfront: false

Lot Size (SqFt): 5289

Flood Zone Code: X

Has Garage: true

PatioAndPorchFeatures: Covered, Patio, Screened

Has Pool: false

View: Water

Lot Size (Acres): 0.12 acres

Zoning: MPUD

Construction

Type: Residential

Year built: 2023

ExteriorConstruction: Block, Stucco

Direction Faces: Southwest

Category: Single Family Residence

Foundation: Slab

NewConstructionYN: false



Utilities & Green Energy

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

WaterSource:
Public

Sewer: Public Sewer

Community & HOA

Community: DEL WEBB BEXLEY PH 4

SecurityFeatures: Gated Community, Smoke Detector(s)

AssociationYN: true

AssociationName: Tasha McAllister w/
Qualified Property Management

AssociationFee: 530

AssociationFeeFrequency: Monthly

AssociationAmenities: Clubhouse, Fitness Center, Pickleball Court(s), Pool, Security, Vehicle Restrictions

Financial & Listing Details

List Office Name: CHARLES
RUTENBERG REALTY ORLANDO

STELLAR_CalculatedListPriceByCalculatedSqFt: 285.71

TaxAnnualAmount: 6993.06

OnMarketDate: 2025-09-04

